

60 MINUTES OF A REGULAR CITY COUNCIL MEETING HELD MARCH 15, 1982

PRESENT:

Grant S. Nielson	Mayor and presiding
Vance Bishop	City Administrator
Willis Morrison	Councilmember
Don Bird	Councilmember
Don Dafoe	Councilmember
Ruth Hansen	Councilmember

ABSENT:

Max Bennett	Councilmember
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OTHERS PRESENT:

Warren Peterson	City Attorney
Neil Forster	Public Works Foreman
Dorothy Jeffery	City Engineer
John Quick	City Engineer
Pat Davies	City Clerk
Kim Young	Dell Ashby
Gayle Bunker	Roland Dutson
Rochelle Watts	Glen Swalberg
Ray Little	Jack Grayson
Loy and Althea Crapo	Verdell Bishop

Mayor Grant Nielson called the meeting to order at 7:00 p.m.
Dorothy Jeffery acted as secretary.

The Mayor stated the meeting was regularly called meeting and that notice of the time, place and agenda of the meeting had been posted at the principle office of the governing body and had been provided to the Millard County Chronicle, the Millard County Gazette and the local radio station KNAK, and to each member of the governing body by hadn delivery of the Notice and Agenda two (2) days before to each of them.

MINUTES

Minutes of a Regular City Council Meeting held March 8, 1982 were approved as corrected. Councilmember Ruth Hansen MOVED that the minutes be accepted as corrected. Councilman Willis Morrison SECONDED the motion which carried unanimously.

Minutes of a Special City Council Meeting held March 10, 1982 were presented. Councilmember Willis Morrison MOVED to accept the minutes as presented. Councilmember Ruth Hansen SECONDED the motion. The motion carried.

ACCOUNTS PAYABLE

After a short discussion on individual items on the list, Councilman Don Bird MOVED to pay the accounts payable. Councilmember Don Dafoe SECONDED the motion which carried unanimously.

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PLANNING COMMISSION ITEMS

Members of the City Planning and Zoning Commission met with City Council to discuss items of importance to the city. Planning city parks was addressed by the group. Councilman Don Bird mentioned that there are no park facilities on the south side of Delta and that this is where much of the recreation need will be. Roland Dutson suggested that several small parks be planned along with one large ball type park facility. Councilman Don Dafoe said that he had attended a meeting with the County and that they had proposed a regional park with county, city and IPP participating in the development. This would be a sports type park with smaller picnic parks around the city. He further stated that the county was discussing the hiring of a recreation director and that IPA had allocated funds for this position.

Attorney Peterson suggested to the Planning/Zoning committee that they study the master plan to be able to imput on the park issue. It was suggested that John Willey had met with the Mayor and offered to help P/Z with decisions. Mr. Glen Swalberg told the Council that the present church parks are used to capacity all summer and that they have plans to increase their park area. He said that this year may be okay, but next year there would be a big problem. Councilman Don Bird suggested that the open areas of the city should be looked at for parks rather than housing.

Ray Little, Planning Commission Member addressed the problem of possible needs for additional high density housing and the conflicting opinions on where to allow them to be built. His question to the City Council was "Do we need more high density housing and considering all the negative reactions from the citizens, how do we know where to allow it?" At this point in the discussion, a map of the proposed sewer system improvement project was displayed and the capacities of the system in several areas of the city were discussed. It was decided that City Councilmembers would meet with P/Z March 24, to discuss additional items of concern.

LOY CRAPO: BUILDING PERMIT FOR GARAGE

Mr. Crapo presented a petition signed by his neighbors to indicate that they have no objections to Mr. Crapo's garage and rock shop. The petition stated:

We the undersigned citizens of Delta and neighbors of Loy Crapo hereby express our support to Mr. Crapo. We would not object to his personal automobile usage in his garage, and to him putting in and running his two rock saws and three polishing laps in his garage, which is under construction due to City permission given to him.

We request that the Delta City Council approve the use and allow the continuation of the building through whatever steps necessary.

(SIGNED)

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Jim R. Christensen	324 South 350 East
Sidney G. Mortensen	340 East 300 South
Janice Mortensen	Same
Mr. and Mrs. Dean Harris	316 East 300 South
Amos W. Hardy	307 South 300 West
Harold Altwine	319 East 4 South
Bent Mork	204 East Main
David and Michell Mazzetta	Delta, Utah

Mr. Crapo stated that he wished to clarify that he thought Mayor Roper did in fact give permission to Crapo for a building permit. Attorney Peterson said that Mayor Ropers statement was that if Neil Forster and Ray Valdez thought that it was proper, to go ahead and issue a building permit, but that in fact the investigation of the City indicated that Mayor Ropers statement possibly did not give permission and also that Mayor Roper stated at the time that he did not have jurisdiction to authorize issuance of the building permit. There was some discussion on the size of the building being built, the appearance and compatibility of the buildings, the zoning ordinance and the use of the finished building. Mr. Crapo asked if it would make a difference if it were a different kind of structure? The answer was no, it is the usage that is objectionable.

A MOTION was made by Councilmember Ruth Hansen to deny a building permit to Loy Crapo for the use which was presently projected. The motion was SECONDED by Councilman Willis Morrison who suggested a roll call vote. The Mayor called for the vote which was as follows:

Don Bird	Aye
Willis Morrison	Aye
Ruth Hansen	Aye
Don Dafoe	Nay
Max Bennett	Absent

CHAMBER OF COMMERCE: PROPOSALS FOR CENTRAL BUSINESS DISTRICTS

Mr. Glen Swalberg, Member of the Board of Directors of the Delta Area Chamber of Commerce read a letter from the Chmaber President Gil Trujillo outlining the Chambers involvement in working for a more viable central business district. After some discussion Councilmember Ruth Hansen MOVED to initiate with P/Z a zone change to include a full block north and south of main street in the central business district as indicated on the future land use map. The motion was SECONDED by Councilman Don Bird. After discussion on the pros and cons of enlarging the central business district, the Mayor asked for a vote and the voting was unanimous in the affirmative.

UTAH LOCAL GOVERNMENT TRUST: INTERLOCAL AGREEMENT

City Administrator Vance Bishop explained that Delta City is a member of the Utah Local Government Trust which was set up to handle the insurance needs of municipalities. It was set up specifically for health insurance but has branched into other areas. They now need to change the inter-local compact agreement which established the trust. All the cities which were originally involved in

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setting up the trust. All the cities which were originally involved in setting up the trust need to approve the change. Councilman Willis Morrison MOVED to adopt a Resolution Approving and the Amended Restated Interlocal Agreement Creating the Utah Local Governments Trust Interlocal Agreement. The motion was SECONDED by Councilman Don Bird. The motion carried. The resolution was signed in open meeting by Mayor Grant Nielson and attested by Dorothy Jeffery, City Recorder, Resolution #82-59.

HOSPITAL BOARD: PROPOSED ANNEXATION AND HOSPITAL PLACEMENT

Mr. Dell Ashby, West Millard Hospital Administrator and Mr. Verdell Bishop, Hospital Board member approached the City Council with a plat of the proposed annexation into Delta City. Mr. Bishop stated to those present that he wanted it understood that the site had not yet been determined. He said that the site selection committee will determine the final site. There was general discussion on annexation, proposed county road placement, contiguity for annexation and the inadequacy of the present hospital facility. No action was taken by the Council.

WATER AND SEWER RATE SCHEDULE

There was a lengthy discussion on the proposed changes to water and sewer rates for city users. It was mentioned that connection fees are carrying the system and that leaves no money for capital improvements. The sewer system does not pay for itself and shows about \$1,300.00 deficit. Councilman Willis Morrison MOVED to table the water and sewer rate schedule for more work and study and for the schedule to be put in final form. Councilmember Ruth Hansen SECONDED the motion and the motion carried unanimously.

WATER AND SEWER LINE EXTENSIONS

There was discussion on how sewer line and water line extensions could be equitably paid for. Councilman Don Bird MOVED to have the City Administrator, City Engineer and City Attorney prepare an ordinance for consideration of the council. Councilmember Ruth Hansen SECONDED the motion which carried unanimously.

OTHER BUSINESS

Vance Bishop reported to the Council that Kim Young of Boettcher and Company said he could get financing for a new city building possible at 12% interest. Mr. Bishop said that the next step for the city is to determine what space requirements there are for the new building, what kind of commitments the County and State agencies will make for office space, and to look at costs and to approach IPA for some help with funding.

The City Administrator reported that he had received the bill from Manis-Leavitt on the City insurance package. Councilman Willis Morrison MOVED to authorize payment of the Manis-Leavitt bill. The motion was SECONDED by Councilman Don Bird. The motion carried unanimously.

Mr. Bishop reported that BYU people had contacted him about the possibility of the City hiring an intern again this year. This was discussed at some length. It was decided that if an intern could be used on specific projects and not to

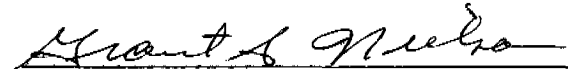
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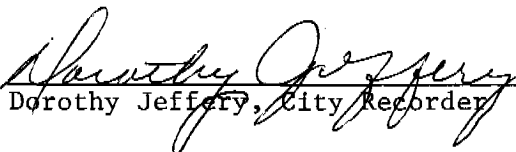
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carry staff load, the hiring could be done. Councilman Willis Morrison MOVED to authorize the City Administrator to contact BYU and investigate further. A SECOND came from Councilmember Don Dafoe. The motion carried.

There being no further business, Councilman Don Bird MOVED to adjourn the meeting. Councilman Don Dafoe SECONDED and the motion carried. The meeting adjourned at 11:50 p.m.


Grant S. Nielson, Mayor


Dorothy Jeffery, City Recorder

MINUTES OF A PUBLIC HEARING HELD MARCH 22, 1982

PRESENT:

Grant S. Nielson	Mayor and presiding
Don Bird	Councilmember
Don Dafoe	Councilmember
Max Bennett	Councilmember
Ruth Hansen	Councilmember

ABSENT:

None

OTHERS PRESENT:

Vance Bishop	City Administrator
Warren Peterson	City Attorney
Dorothy Jeffery	City Recorder
John Quick	City Engineer
Pat Davies	City Clerk
Wanda Beckwith	John Wiser
Steve Young	Corinne Murray
Carl Sudbury	Raphael Mecham

Mayor Grant S. Nielson called the public hearing to order at 6:00 p.m. Dorothy Jeffery acted as secretary.

After a roll call Mayor Nielson stated that notice of the time, place and purpose of the meeting had been duly advertised in the Millard County Chronicle and notice was sent to each member of the governing body.

City Administrator Vance Bishop explained that the meeting was a Public Hearing